

T09N-R01W-26_0000_MCS

Susanne Schwibs

Producer/Director

Television From
INDIANA UNIVERSITY



Radio and Television Center

1229 East Seventh Street

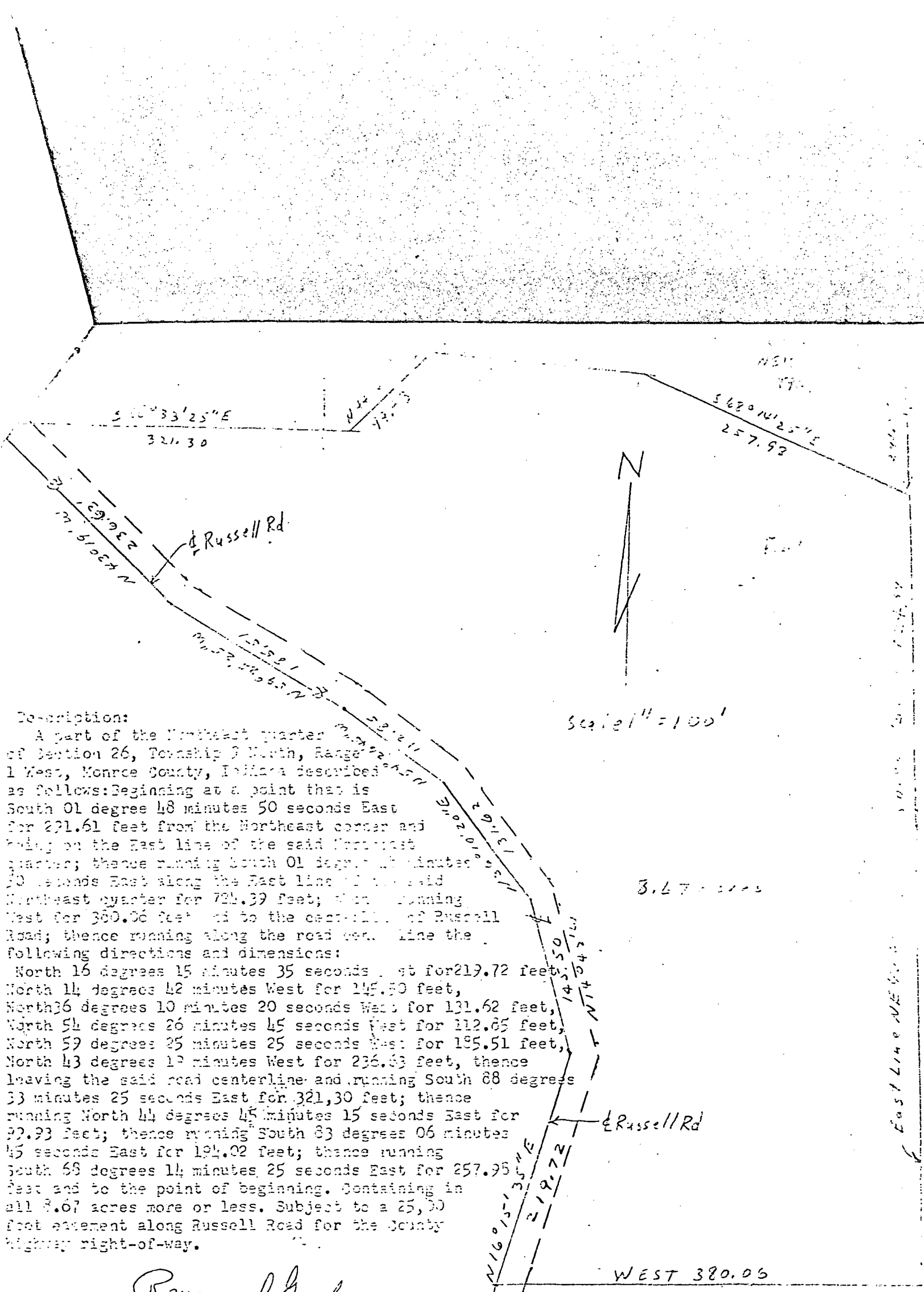
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Description:

A part of the Northeast quarter of Section 26, Township 3 North, Range 1 West, Monroe County, Indiana described as follows: Beginning at a point that is South 01 degree 48 minutes 50 seconds East for 221.61 feet from the Northeast corner and being on the East line of the said Northeast quarter; thence running South 01 degree 48 minutes 50 seconds East along the East line of the said Northeast quarter for 721.39 feet; then running West for 380.06 feet to the centerline of Russell Road; thence running along the road centerline the following directions and dimensions:

North 16 degrees 15 minutes 35 seconds East for 219.72 feet;
 North 14 degrees 42 minutes West for 145.50 feet,
 North 36 degrees 10 minutes 20 seconds West for 131.62 feet,
 North 54 degrees 26 minutes 45 seconds West for 112.65 feet,
 North 59 degrees 25 minutes 25 seconds West for 185.51 feet,
 North 43 degrees 12 minutes West for 236.63 feet, thence
 leaving the said road centerline and running South 88 degrees
 33 minutes 25 seconds East for 321.30 feet; thence
 running North 44 degrees 45 minutes 15 seconds East for
 92.93 feet; thence running South 83 degrees 06 minutes
 45 seconds East for 194.02 feet; thence running
 South 68 degrees 14 minutes 25 seconds East for 257.95
 feet and to the point of beginning. Containing in
 all 8.67 acres more or less. Subject to a 25.00
 foot easement along Russell Road for the County
 highway right-of-way.

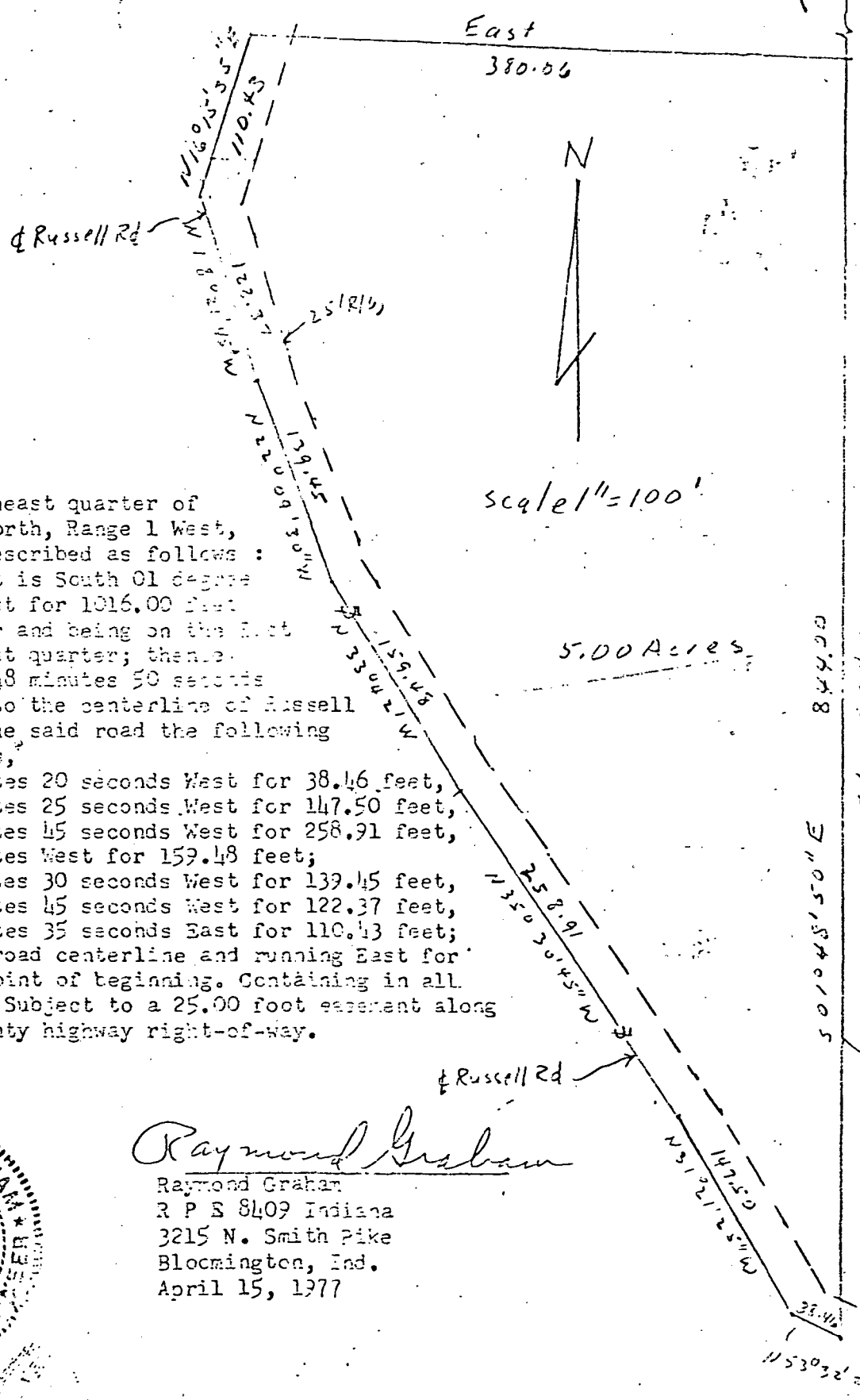
Raymond Graham

Raymond Graham
 R P 3 8409 Indiana
 3215 N. Smith Pike
 Bloomington, Ind.,
 April 15, 1977



2

NE 1/4 Sec 26
T9N, R1W



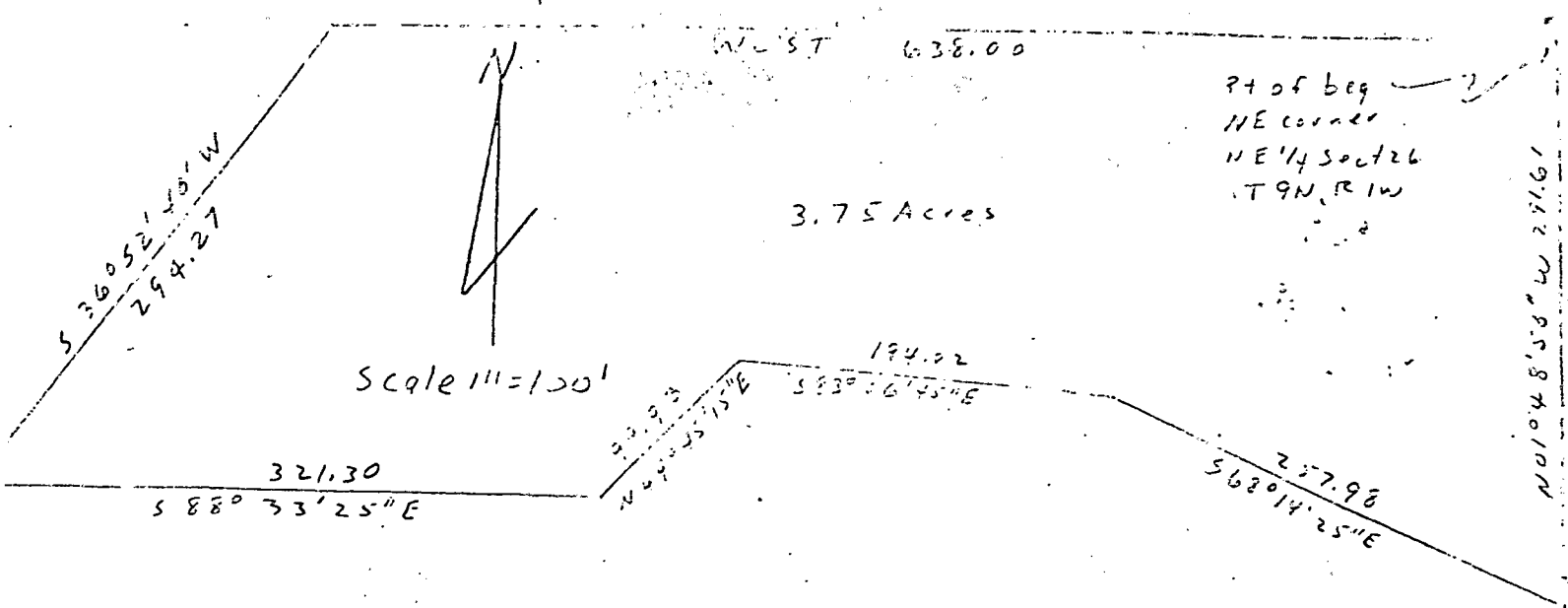
Description:

A part of the Northeast quarter of Section 26, Township 9 North, Range 1 West, Monroe County, Indiana described as follows: Beginning at a point that is South 01 degree 18 minutes 50 seconds East for 1016.00 feet from the Northeast corner and being on the East line of the said Northeast quarter; thence running South 01 degree 48 minutes 50 seconds East for 844.00 feet and to the centerline of Russell Road; thence following the said road the following directions and dimensions,
 North 53 degrees 32 minutes 20 seconds West for 38.46 feet,
 North 31 degrees 21 minutes 25 seconds West for 147.50 feet,
 North 35 degrees 30 minutes 45 seconds West for 258.91 feet,
 North 33 degrees 42 minutes West for 159.48 feet;
 North 22 degrees 09 minutes 30 seconds West for 139.45 feet,
 North 18 degrees 21 minutes 45 seconds West for 122.37 feet,
 North 16 degrees 15 minutes 35 seconds East for 110.43 feet;
 thence leaving the said road centerline and running East for 380.06 feet and to the point of beginning. Containing in all 5.00 acres more or less. Subject to a 25.00 foot easement along Russell Road for the County highway right-of-way.



Raymond Graham
 Raymond Graham
 R P S 8409 Indiana
 3215 N. Smith Pike
 Bloomington, Ind.
 April 15, 1977

#1 Biglin Survey
 Jackson & Nicholson



Description:

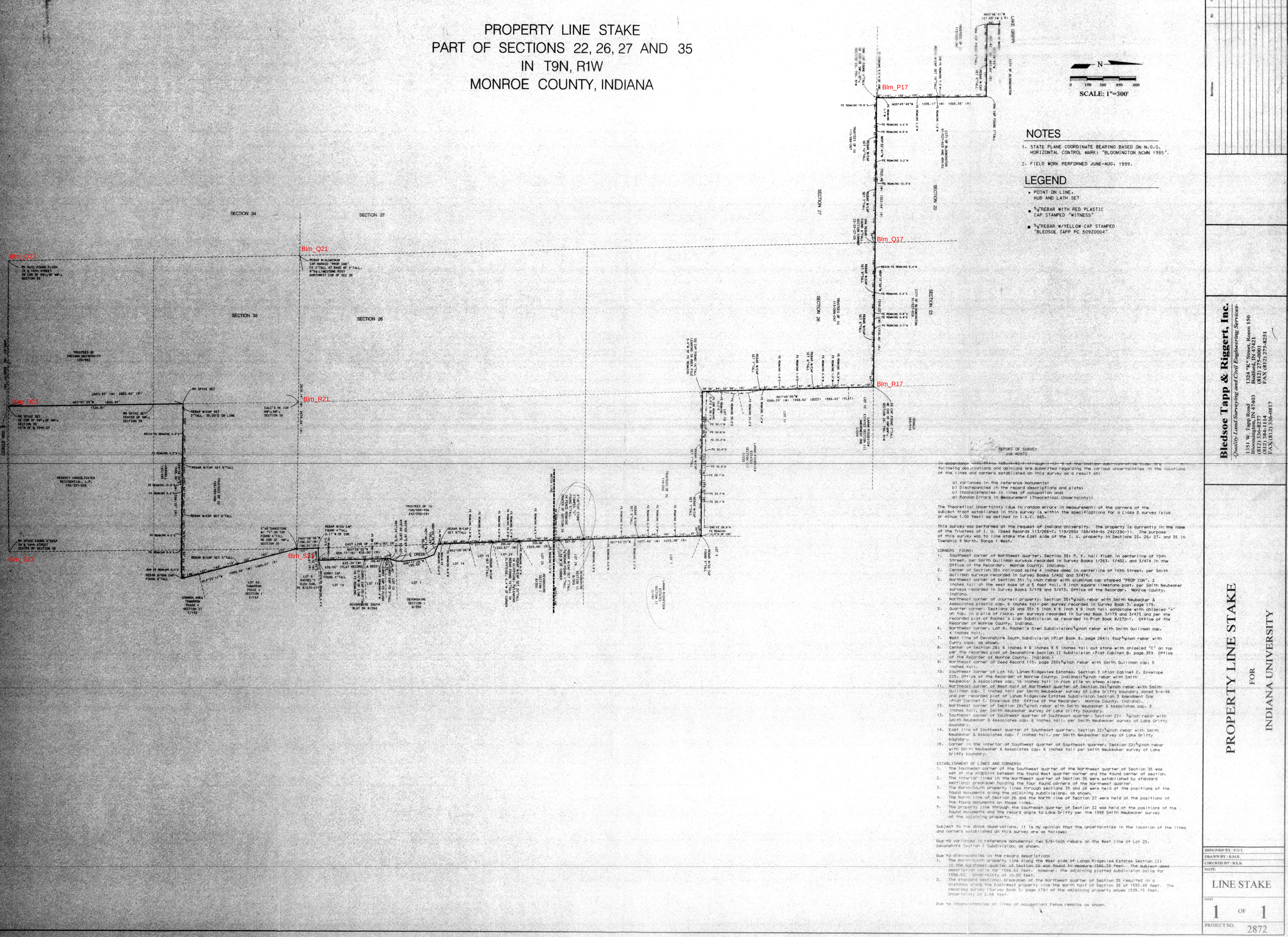
A part of the Northeast quarter of Section 26, Township 9 North, Range 1 West, Monroe County, Indiana described as follows: Beginning at the Northeast corner of the said Northeast quarter; thence running West for 638.00 feet; thence running South 36 degrees 52 minutes 40 seconds West for 291.27 feet; thence running South 88 degrees 33 minutes 25 seconds East for 321.30 feet; thence running North 44 degrees 45 minutes 15 seconds East for 194.02 feet; thence running South 83 degrees 06 minutes 45 seconds East for 194.02 feet; thence running South 68 degrees 14 minutes 25 seconds East for 257.98 feet and to the East line of the said Northeast quarter; thence running North 01 degree 48 minutes 50 seconds West along the said East line of the Northeast quarter for 291.61 feet and to the point of beginning. Containing in all 3.75 acres more or less.

Raymond Graham

Raymond Graham
 R P E 8409 Indiana
 3215 N. Smith Pike
 Bloomington, Ind.
 April 15, 1977



PROPERTY LINE STAKE PART OF SECTIONS 22, 26, 27 AND 35 IN T9N, R1W MONROE COUNTY, INDIANA



NOTES

1. STATE PLANE COORDINATE BEARING BASED ON N.G.S. HORIZONTAL CONTROL MARK: "BLOOMINGTON NCNM 1985".
2. FIELD WORK PERFORMED JUNE-AUG, 1999.

LEGEND

- POINT ON LINE, HUB AND LATH SET
- 1/2" REBAR WITH RED PLASTIC CAP STAMPED "WITNESS"
- 1/2" REBAR W/YELLOW CAP STAMPED "BLED50E TAPP PC 50920004"

In accordance with the provisions of the Indiana Administrative Code, the following observations and opinions are submitted regarding the various uncertainties in the location of the lines and corners established on this survey as a result of:

- a) Variances in the reference monuments;
- b) Discrepancies in the record descriptions and plats;
- c) Inconsistencies in lines of occupation and;
- d) Random Errors in Measurement (Theoretical Uncertainty).

The Theoretical Uncertainty (due to random errors in measurement) of the corners of the subject tract established in this survey is within the specifications for a Class D survey (plus or minus 1.00 feet) as defined in I.A.C. 865.

This survey was performed at the request of Indiana University. The property is currently in the name of the Trustees of I. U. (Deed Records 115/266-57, 119/250/168/494-6, 242/290-11). The purpose of this survey was to line stone the East side of the I. U. property in Sections 22, 26, 27, and 35 in Township 9 North, Range 1 West.

CORNERS FOUND:

1. Southwest corner of Northwest quarter, Section 35; P. K. nail flush in centerline of 10th Street, per Smith Quillman survey recorded in Survey Book 1/263, 1/402, and 3/474 in the Office of the Recorder, Monroe County, Indiana.
2. Center of Section 35; railroad spike 4 inches deep in centerline of 10th Street, per Smith Quillman survey recorded in Survey Book 1/402 and 3/474.
3. Northwest corner of Section 35; 1/2 inch rebar with aluminum cap stamped "PROP COR", 2 inches tall at the west base of a 5 foot tall, 9 inch square limestone post, per Smith Neubecker survey recorded in Survey Books 3/179 and 3/473, Office of the Recorder, Monroe County, Indiana.
4. Northeast corner of Journal property, Section 35; 1/2 inch rebar with Smith Neubecker & Associates plastic cap, 6 inches tall, per survey recorded in Survey Book 3, page 179.
5. Quarter corner, Sections 26 and 35; 5 inch x 8 inch x 8 inch tall sandstone with chiseled "4" on top, in a pile of rocks, per surveys recorded in Survey Book 3/179 and 3/473, and per the recorded plat of Rachel's Glen Subdivision as recorded in Plat Book 8/270-1, Office of the Recorder of Monroe County, Indiana.
6. Northwest corner, Lot 8, Rachel's Glen Subdivision; 1/2 inch rebar with Smith Quillman cap, 4 inches tall.
7. West line of Devonshire South Subdivision (Plat Book 8, page 264); four 1/2 inch rebar with Curry caps, as shown.
8. Center of Section 26; 6 inches x 6 inches x 5 inches tall out stone with chiseled "C" on top per the recorded plat of Devonshire Section II Subdivision (Plat Cabinet B, page 359, Office of the Recorder of Monroe County, Indiana).
9. Northeast corner of Deed Record 119, page 250; 1/2 inch rebar with Smith Quillman cap, 5 inches tall.
10. Southwest corner of Lot 10, Loran Ridgeview Estates, Section 3; Plat Cabinet C, Envelope 225, Office of the Recorder of Monroe County, Indiana; 1/2 inch rebar with Smith Neubecker & Associates cap, 16 inches tall in rock pile on steep slope.
11. Northeast corner of West half of Northwest quarter of Section 26; 1/2 inch rebar with Smith Quillman cap, 7 inches tall per Smith Neubecker survey of Lake Griffy boundary dated 5-4-98 and per recorded plat of Loran Ridgeview Estates Subdivision Section 3 Amendment One (Plat Cabinet C, Envelope 259, Office of the Recorder, Monroe County, Indiana).
12. Northwest corner of Section 26; 1/2 inch rebar with Smith Neubecker & Associates cap, 8 inches tall, per Smith Neubecker survey of Lake Griffy boundary.
13. Southwest corner of Southwest quarter of Southeast quarter, Section 22; 1/2 inch rebar with Smith Neubecker & Associates cap, 8 inches tall, per Smith Neubecker survey of Lake Griffy boundary.
14. East line of Southwest quarter of Southeast quarter, Section 22; 1/2 inch rebar with Smith Neubecker & Associates cap, 7 inches tall, per Smith Neubecker survey of Lake Griffy boundary.
15. Corner in the interior of Southwest quarter of Southeast quarter, Section 22; 1/2 inch rebar with Smith Neubecker & Associates cap, 6 inches tall per Smith Neubecker survey of Lake Griffy boundary.

ESTABLISHMENT OF LINES AND CORNERS:

1. The Southwest corner of the Southwest quarter of the Northwest quarter of Section 35 was set at the midpoint between the found West quarter corner and the found center of section.
2. The interior lines in the Northwest quarter of Section 35 were established by standard sectional breakdown holding the four found corners of the Northwest quarter.
3. The North-South property lines through sections 35 and 26 were held at the positions of the found monuments along the adjoining subdivisions, as shown.
4. The North line of Section 26 and the North line of Section 27 were held at the positions of the found monuments on those lines.
5. The property line through the southeast quarter of Section 22 was held at the positions of the found monuments and the record angle to Lake Griffy per the 1998 Smith Neubecker survey of the adjoining property.

Subject to the above observations, it is my opinion that the uncertainties in the location of the lines and corners established on this survey are as follows:

Due to variances in reference monuments; two 5/8-inch rebars on the West line of Lot 25, Devonshire Section I Subdivision, as shown.

Due to discrepancies in the record descriptions:

1. The North-South property line along the West side of Loran Ridgeview Estates Section III in the Northwest quarter of Section 26 was found to measure 1566.39 feet. The subject deed description calls for 1566.62 feet. However, the adjoining platted subdivision calls for 1566.62. Uncertainty of 10.00 feet.
2. The standard sectional breakdown of the Northwest quarter of Section 35 resulted in a distance along the East-West property line the North half of Section 35 of 155.49 feet. The recorded survey (Survey Book 3, page 179) of the adjoining property shows 159.15 feet. Uncertainty of 2.66 feet.

Due to inconsistencies in lines of occupation; Fence remains as shown.

Bledsoe Tapp & Riggert, Inc.

Quality Land Surveying and Civil Engineering Services
1324 W. Tapp Road
Bloomington, IN 47403
(812) 334-1114
(812) 384-1114
FAX (812) 275-8251

PROPERTY LINE STAKE

FOR

INDIANA UNIVERSITY

DESIGNED BY: P.O.T.
DRAWN BY: K.M.E.
CHECKED BY: R.B.B.
DATE:

LINE STAKE

1 OF 1
PROJECT NO. 2872

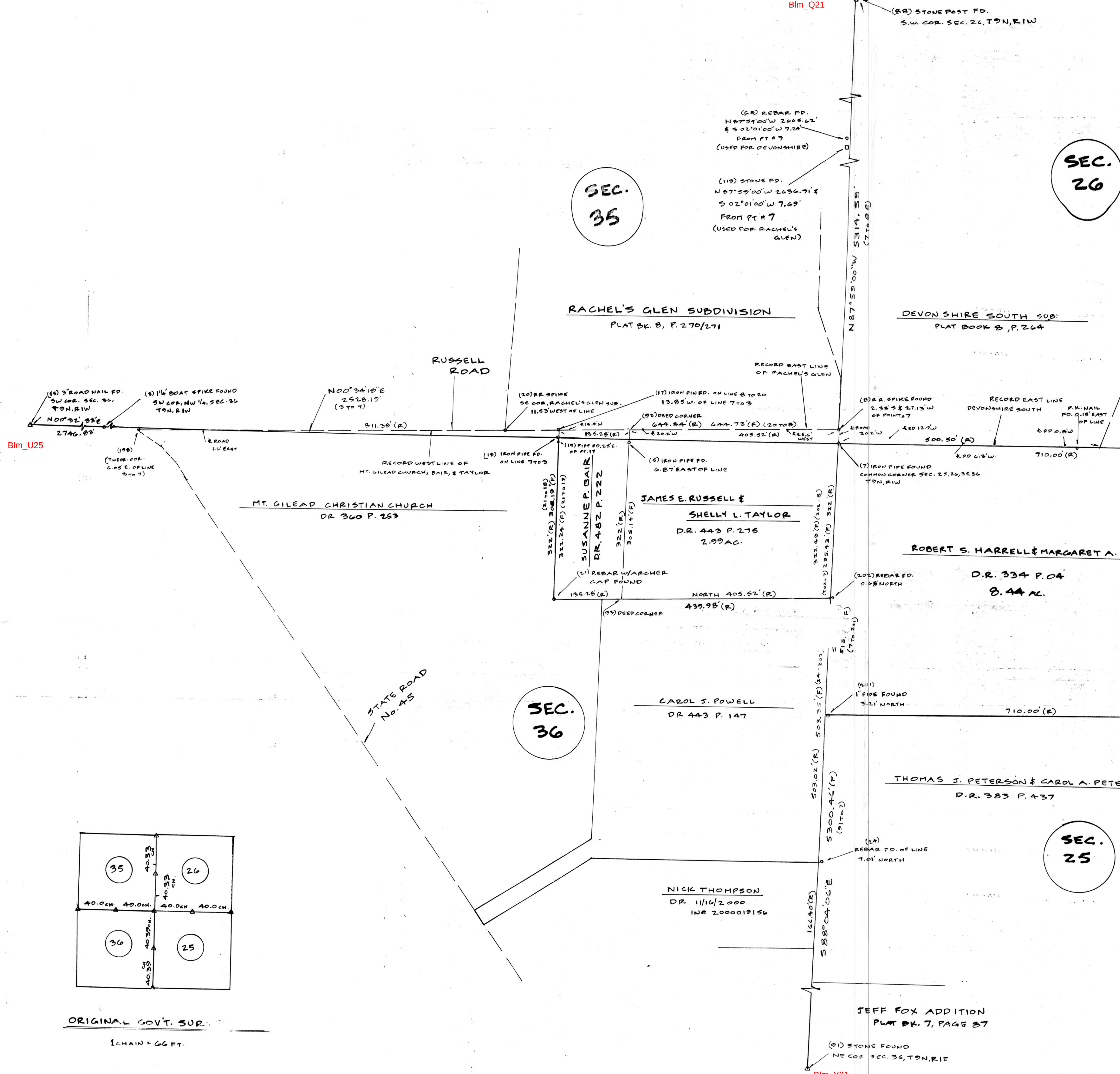
REPORT OF SURVEY
Monroe County Highway Department
Russell, Russell, and Taylor
Section 25 and 36, T9N, R1W

In accordance with Title 864, chapter 12 of the Indiana Administrative Code, a report of survey is required to explain procedures used in establishing the subject property lines and to provide an opinion regarding uncertainties in the final boundary positions. The scope of this survey was to determine the West lines of both the 8.44 acre Harrell property in Section 25 and the 2.99 acre Russell/Taylor property in Section 36 as part of a road reconstruction project along Russell Road.

Based on the surveyed evidence, the line locations were determined as follows:

1. An iron pipe (point 7) was found next to an angle iron at the apparent common corner of Sections 25, 26, 35, and 36. This pipe is referenced as this corner in the Monroe County Surveyor's Office records.
2. The iron pipe at point 7 has been used as the section corner in the following surveys for nearby parcels:
 - a. Devonshire South Subdivision in Section 26
 - b. Devonshire Subdivision in Section 26
 - c. Robert and Margaret Harrell 8.44 acre parcel in Section 25
 - d. Thomas and Carol Peterson 8.44 acre parcel in Section 25
 - e. Jeff Fox Addition in Section 25
 - f. Peterson Subdivision in Section 25
 - g. Former Ken Baker property in Section 36
3. A railroad spike (point 8) was found in Russell Road 2.38 feet South and 27.13 feet West of point 7. This monument was used as the section corner in the following surveys:
 - a. James Russell and Shelley Taylor 2.99 acre parcel in Section 36
 - b. Susanne Bair property in Section 36
 - c. Carol Powell property in Section 36
 - d. Mount Gilead Christian Church property in Section 36
 - e. Nick Thompson property in Section 36
 - f. Rachel's Glen Subdivision in Section 35
4. A railroad spike (point 15) was found at the Northwest corner of the Southwest quarter of Section 25. This monument was referenced as the section corner in the Monroe County Surveyor's records.

5. A boat spike (point 3) was found at the Southwest corner of the Northwest quarter of Section 36 and was also referenced as this section corner in the Monroe County Surveyor's records.
6. A 3" road nail (point 55) was found at the Southwest corner of Section 36 and was also referenced as the section corner in the Monroe County Surveyor's records.
7. A stone (point 91) at the Northeast corner of Section 36 was shown on a plat of survey for Ken Baker by Ben Bledsoe, L.S., dated March 27, 2001. We determined the position of this corner based on bearings and distances from the Bledsoe survey.
8. A stone post (point 88) was found at the Southwest corner of Section 26 and is referenced as this corner in the Monroe County Surveyor's records.
9. A rebar (point 68) was found 2655.62 feet West and 7.24 feet South of point 7 and was used as the Southwest corner of the Southwest quarter of Section 26 in the survey for Devonshire subdivision and for Devonshire South subdivisions. This corner is also referenced as the section corner in the Monroe County Surveyor's records.
10. A stone (point 119) is called for as the Northwest corner of the Northeast quarter of Section 35 in the Rachel's Glen plat. This point is 28.91 feet East of point 68.
11. A railroad spike (point 20) was found at the Southeast corner of Rachel's Glen subdivision and an iron pin was found (point 17) at the Southwest corner of Blair. Also, point 198 was calculated as the Southwest corner of the Mount Gilead Church property based on record bearings and distances. Points 198, 20, 17 and the railroad spike at point 8 are all in alignment. This line is within one foot of the pavement centerline for Russell Road North of State Road 45 except at the North end of this line where the road curves back to the East. The line between points 8 and 198 when projected South is considerably East of the section corner at point 3.
12. Point 7 at the common corner of Sections 25, 26, 35, and 36 is within one foot of alignment with the section corners at point 3 and 55 to the South.
13. Point 7 is about 7 feet East of the centerline of Russell Road projected from the North.
14. Using the stone post at point 68 and the stone at point 91 and proportioning the distances based on the original government surveys, the theoretical common corner for sections 25, 26, 35, and 36 would be 11.01 feet West of



PLAT of SURVEY
for
MONROE COUNTY HIGHWAY DEPT.
Russell Road Realignment Project
Sections 25, 26, 35, and 36
Township 9 North, Range 1 West

Kevin B. Potter
11/14/201
Kevin B. Potter, P.E. & L.S.
621 North College Avenue
Bloomington, Indiana 47404
Phone (812) 331-7981



April 13th 1852

Surveyed for M^{rs} M. Campbell in
Section 26 T⁹ R¹ N¹ W¹ & established all the corners of the
S E q^u of said Section planted a stone at each N E cor
withup Birch 15 in diam S 21 T⁹ 16 lbs dist Black Ash 8
in diam S 30 E 4 1/2 lbs dist Birch

S T⁹ cor Sugar 20 in diam S 61 T⁹ 22

S E cor Walnut 10 in diam S 61 1/2 T⁹ 3

X Elm 12 " " S 6 1/2 E 39

William Riley chain

Beaver Sworn

James Woodburn M^{rs} C S

N T ⁹ q ^u	N E q ^u
S T ⁹ q ^u	142. poles Campbell S E q ^u

Also established for the same M^{rs} M. Campbell planted
stones marked C at each of the corners of lots No 2 in
the S E q^u Sec 14. 17 at the N E & S E corners of No 3
X N T⁹ & S E corners of No 5 T⁹ & S E corners of No 7 in
the S T⁹ q^u of Sec 25 Stone planted at each of the
corners of No 40 in the S E q^u of Sec 5

April 1st 1852

James Woodburn M^{rs} C S

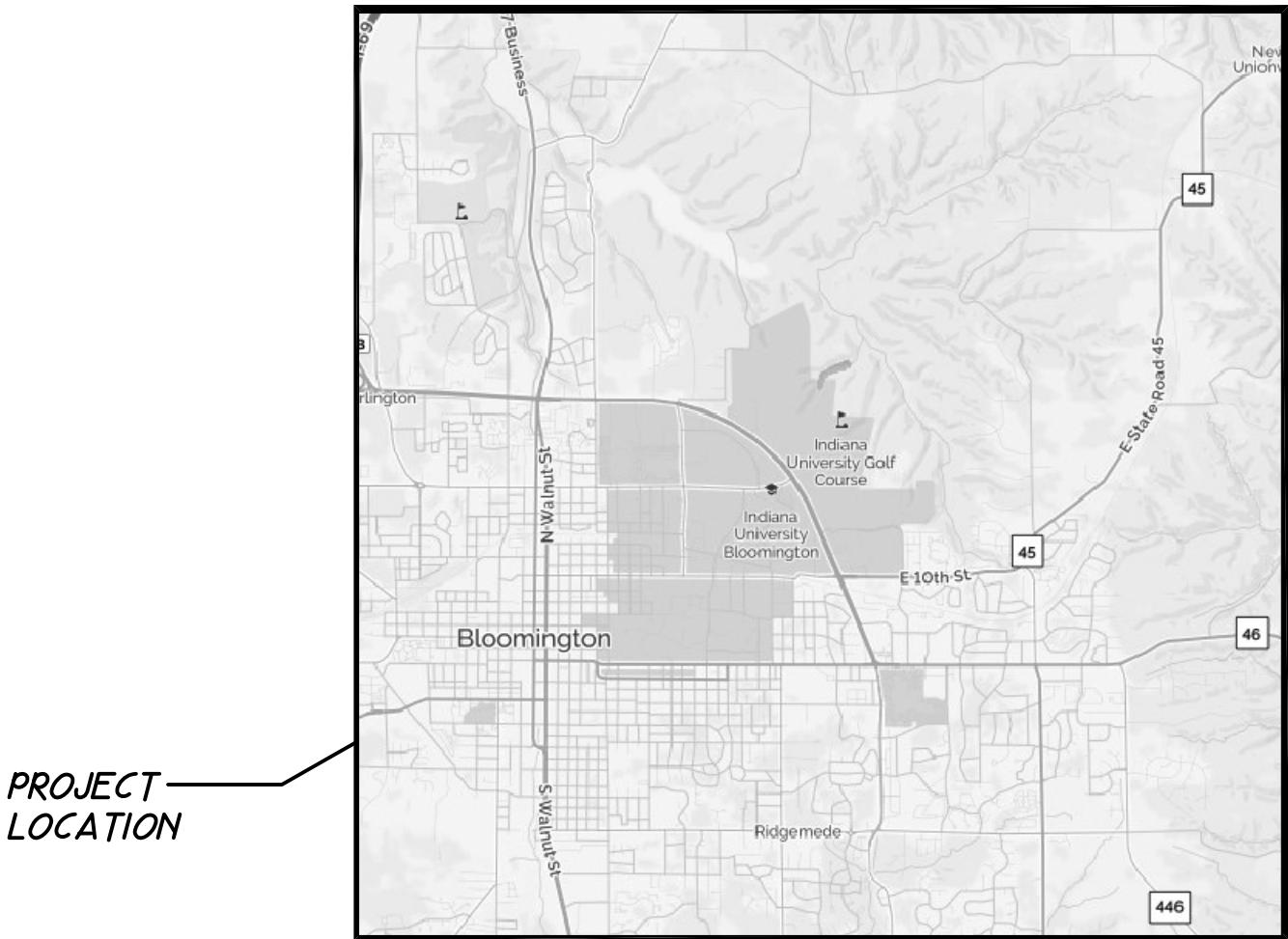
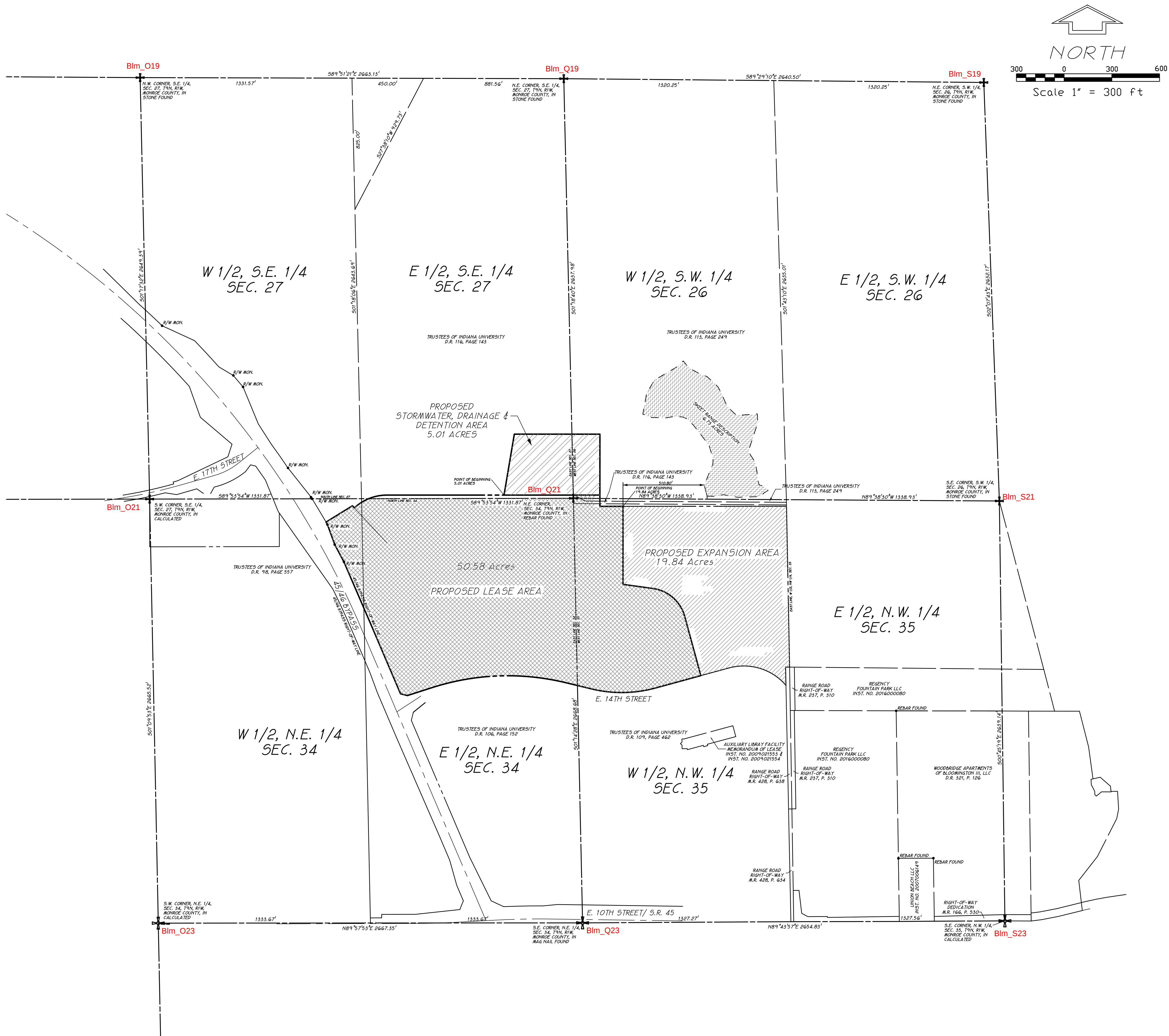
Platt Book containing the plots of Monroe

is large Book vol 2

The Records for west of Meridian is

vol 1 & 2 At west

East of Meridian is vol 12 N & E



LOCATION MAP

FLOOD NOTE

According to Flood Insurance Rate Map (FIRM) Community-Panel Number: 18105C 0142D, Map Revised: December 17, 2010 subject Property is in Zone X, an area determined to be outside the 500-year floodplain. Source: FEMA

The proposed I.U Health facility area is currently zoned as Institutional (IN). See table for setback information. Source: Bloomington Unified Development Ordinance having an Effective Date of February 12, 2007. City of Bloomington Planning Department: 401 N. Morton St., Suite 160, P.O. box 100, Bloomington, IN 47402 (Phone: 812-349-3423)

SETBACK TABLE (IN ZONING)		
FRONT YARD SETBACK	SIDE YARD SETBACK	REAR YARD SETBACK
MINIMUM BUILDING 15' FROM RIGHT-OF-WAY PARKING 20' BEHIND PRIMARY STRUCTURES FRONT WALL	10' FOR BUILDING 10' FOR PARKING	10' FOR BUILDING 10' FOR PARKING

ALTA/NSPS
LAND TITLE SURVEY
PROPOSED IU HEALTH
BLOOMINGTON, INDIANA

DRAWING NO. 5117007
SHEET 1 OF 6